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This document prepared by:)
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Doc#: 1426735074 Fee: \$40.00
 RHSP Fee: \$9.00 RPPF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/24/2014 01:33 PM Pg: 1 of 2

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13-24-319-015-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **MK Construction and Builders, Inc., an Illinois Corporation**, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Ramiro Montes and Ardi Montes**, husband and wife, with a current address of 1439 W. BELMONT CHICAGO IL 60657, hereinafter "Grantees", not as tenants in common or as joint tenants, but rather as **tenants by the entirety** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

FIRST AMERICAN

File # 2566515

LOT 30 IN BLOCK 8 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO
IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3217 N. ALBANY AVENUE, CHICAGO, ILLINOIS 60618.

PIN 13-24-319-015-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.


TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 29 day of AUGUST, 2014.


Grantor: **MK Construction and Builders, Inc.**
by Marcin Kawa, as President

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Marcin Kawa** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29 day of AUGUST, 2014.




Notary Public

REAL ESTATE TRANSFER TAX		04-Sep-2014
CHICAGO:		4,725.00
CTA:		1,890.00
TOTAL:		6,615.00

13-24-319-015-0000 | 20140801625916 | 2-026-079-360

MAIL DEED, AFTER RECORDING, TO:

CARLOS A. SAAVEDRA
1007 Church St. #311
EVANSTON, IL 60201

REAL ESTATE TRANSFER TAX		04-Sep-2014
COUNTY:		315.00
ILLINOIS:		630.00
TOTAL:		945.00

13-24-319-015-0000 | 20140801625916 | 0-079-922-304

SEND FUTURE TAX BILLS TO:

RAMIRO MONTES
3217 N. ALBANY AVE.
CHICAGO, IL 60618